

73-68

BK 7754 PG 337

TRANSFER
TAX
PAID

WARRANTY DEED
JOINT TENANCY

043178

KNOW ALL PERSONS BY THESE PRESENTS, THAT MJM ENTERPRISES, LLC of Falmouth, County of Cumberland, State of Maine

in consideration of One Dollar (1.00) and other valuable consideration

paid by Fred E. Brown, II and Karol A. Brown

who have a mailing address of 8 Hazlewood, Apt. 2
Waterville, ME 04901

the receipt whereof it hereby acknowledges, does GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Fred E. Brown, II and Karol A. Brown, as joint tenants and not as tenants in common, their heirs, successors and assigns forever,

A certain lot or parcel of land located at the intersection of Pleasant Hill Drive and Penny Lane in the Town of Waterville, County of Kennebec, and State of Maine, bounded and described as follows:

Beginning at an iron pin marking the Northwesterly corner of Lot 42; thence heading along the curved Pleasant Hill Drive right-of-way 50.19' (Fifty and nineteen one hundredths feet) to an iron pin marking the end of curved Pleasant Hill Drive right-of-way. Curve radius 375.00' (Three hundred seventy-five and no one hundredths feet) on property line. Thence heading S 60 degrees 14' 01" E 291.35' (Two hundred ninety-one and thirty-five one hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking the Northeasterly corner of said Lot 42; thence heading S 29 degrees 45' 59" W 120.74' (One hundred twenty and seventy-four one hundredths feet) along Penny Lane right-of-way to an iron pin marking the beginning of curved Pleasant Hill Drive right-of-way; thence heading along curved Penny Lane right-of-way 161.52' (One hundred sixty-one and fifty-two one hundredths feet) to an iron pin marking the most Southerly point of said Lot 42. Curve radius 250.00' (Two hundred fifty and no one hundredths feet) on property line. Thence heading N 16 degrees 52' 28" W 176.14' (One hundred seventy-six and fourteen one hundredths feet) along Lot 41 to an iron pin marking corner of adjacent Lots 41 and 34 on Southwesterly line of said Lot 42; thence continuing N 16 degrees 52' 28" W 223.78' (Two hundred twenty-three and seventy-eight one hundredths feet) along Lot 34 to the beginning pin.

The above lot is subject to a storm drainage easement granted to the Waterville Sewerage District for the maintenance of the storm drainage system as the Waterville Sewerage District shall own and maintain in such easement located between Blue Jay Way and Penny Lane of the Ridge Road Development, between Lots 34 & 42 and 41 & 42, bounded and described as follows:

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Beginning at a point on the curved northwesterly line of Lot 34 and the southerly side of Blue Jay Way right-of-way where a parallel line 15' westerly of the easterly line of Lot 34 would intersect; thence, heading along said curved line to a point marked with an iron pin and representing the northerly corner of said Lot 34; thence heading along curved Pleasant Hill Drive right-of-way and the northeasterly line of Lot 42 to a point where a parallel line 15' easterly of the westerly line of said Lot 42 would intersect; thence, heading S 16 degrees 52' 28" E parallel with the said westerly line of Lot 42 to a point on the curved southeasterly line of said Lot 42 and northerly side of Penny Lane right-of-way; thence, heading along said curved line to a point marked with an iron pin and representing the southerly corner of said Lot 42 and also representing the easterly corner of Lot 41; thence, heading S 66 degrees 47' 00" W along the southeasterly line of said Lot 41 to a point where a parallel line 15' westerly of the easterly line of said Lot 41 would intersect; thence, heading N 16 degrees 52' 28" W parallel with the easterly lines of Lots 41 and 34 to the beginning point.

The above description meaning and intending to describe a 30' wide utility easement 15' either side of the property line between Lots 34 & 42 and 41 & 42. Said parcel of land to be a drainage easement for purposes of installing and maintaining a drainage pipe in such easement.

This conveyance is subject to all other easements and rights of way of record.

This conveyance is subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

Meaning and intending to convey Lot 42, shown on a Plan entitled "Ridge Road Development, Waterville, Maine" by A.E. Hodsdon, Consulting Engineer, Waterville, Maine, having written the above descriptions of Lot 42 and the storm drainage easement, which Plan was approved by the Waterville Planning Board July 19, 1976, recorded in the Kennebec County Registry of Deeds in File D-7661-15, as revised and approved by the Waterville Planning Board June 13, 1977 and recorded June 22, 1977 in the Kennebec County Registry of Deeds, File No. D-77074.

By acceptance of this deed, the Grantee agrees to be responsible for and to pay Waterville Real Estate Taxes and assessments for Lot 42 for the remaining portion of the fiscal year and thereafter.

Reference is made to a Deed from Mary Jane McBrady to MJM ENTERPRISES, LLC, dated April 5, 2001, recorded in the Kennebec County Registry of Deeds in Book 6576, Page 332.


PK 7754PG339

TO HAVE AND TO HOLD the aforegranted and bargained premises,
with all the privileges and appurtenances thereof, to the said
Fred E. Brown, II and Karol A. Brown, their heirs, successors and
assigns, to them and their use and behoof forever,
AND MJM ENTERPRISES, LLC does covenant with the said Grantees,
their heirs, successors and assigns, that it is lawfully seized
in fee of the premises, that the premises are free of all
encumbrances except as aforesaid;
and that it has good right to sell and convey the same to the
said Grantees to hold as aforesaid; and that it shall and will
Warrant and Defend the same to the said Grantees, their heirs,
successors and assigns forever, against the lawful claims and
demands of all persons.

IN WITNESS WHEREOF, the said MJM ENTERPRISES, LLC, has hereunto
caused this deed to be signed this day of , 20 .

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

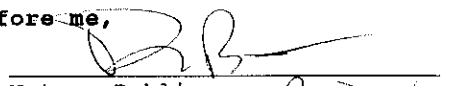

WITNESS

MJM ENTERPRISES, LLC
BY 
Mary Jane McBrady
Managing Member

STATE OF
COUNTY OF

Then personally appeared the above named and
acknowledged the foregoing instrument to be her free act and deed
and the free act and deed of said Limited Liability Company.

Before me,


Notary Public

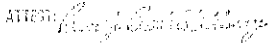
(Typed or printed name of person taking acknowledgment)

RECEIVED KENNEBEC SS.

2003 DEC -3 AM 11:21

My Notary Commission expires:

Attorney-at-law

ATTEST: 
NOTARY PUBLIC